



Site Office : Sy. No. 96/97, Annojiguda,
Near Pocharam, Hyderabad- 501 301,
☎ : +91- 91213 09555 ✉ : esr@modiproperties.com
Promoted by : East Side Residency Annojiguda LLP.



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40663 35551,
✉ info@modiproperties.com www.modiproperties.com

SPECIAL INAUGURAL OFFER!
PRICING & PAYMENT TERMS

Rate for Deluxe Apartment	Rs. 3,299/- per sft
Special Inaugural Discount	Rs. 200/- per sft
Special Inaugural Rate	Rs. 3,099/- per sft
Amenities charges	Rs. 2,50,000/- & Rs. 3,00,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 50,000/-
Additional charges for floor rise from 6 th to 8 th floor - Rs. 60/- per floor, 9 th to 11 th - Rs. 80/- per floor & 12 th to 15 th - Rs. 100/- per floor.	

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Regular Price	Special Inaugural Offer
2 bedroom	960	36.17	34.25
2 bedroom	1,060	39.47	37.35
3 bedroom	1,250	46.24	43.74
3 bedroom	1,335	49.04	46.37

Scheduled date of completion (from date of signing agreement)

Block no	A
Date	24 months

Payment Terms

Booking amount	Rs. 25,000/- on booking
I Installment	Rs. 2,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment	25% of sale consideration to be paid within 60 days.
IV Installment* - 60% of balance amount	Within 7 days of completing of RCC work.
V Installment* - 40% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 30th April, 2020.
- Car parking charges for single car park included in above price for 2 & 3 bedroom flats.
- Corpus fund Rs. 25,000/- and Rs. 35,000/- for 2 & 3 bedroom flats respectively extra.
- GST, stamp duty & registration charges extra.
- * Installments IV, V shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 90 days from booking.

[PPT 107]

For further details or site visit contact:

Mr. Shashikanth. S +91 98852 65536
Mr. Naresh. M +91 9966949666
Mr. Sanjeet Singh. K +91 95027 59933
Mr. Lakshmikanth +91 95023 00199

Specifications

Deluxe flat:

Structure	:	RCC
Walls	:	4”/6” AAC blocks/solid cement
External painting	:	Exterior emulsion
Internal painting	:	OBD/Emulsion
Flooring	:	24” vitrified tiles
Door frames	:	Wood (non-teak)/WPC
Main door	:	Polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with modular switches
Windows	:	Sliding Aluminium/UPVC windows with grill.
Bathrooms	:	Branded ceramic tiles –7 ft height
Plumbing	:	CPVC & PVC pipes
Sanitary	:	Branded sanitaryware
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink

Note:

1. Choice of 2 colors for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice.